

I-195 REDEVELOPMENT DISTRICT COMMISSION

MEETING OF COMMISSION

PUBLIC SESSION

February 11, 2013

The I-195 Redevelopment District Commission (the "District") met on Monday, February 11, 2013 in Public Session, beginning at 5 PM, at the offices of the Rhode Island Economic Development Corporation, located at 315 Iron Horse Way, Suite 101, Providence, Rhode Island, pursuant to notice of the meeting to all Commissioners, and public notice of the meeting, a copy of which is attached hereto, as required by applicable Rhode Island law.

The following Commissioners were present and participated throughout the meeting: Chairperson Colin Kane, Ms. Barbara Hunger, Ms. Diana Johnson, Mr. John Kelly, Mr. Michael Van Leesten, Mr. Mark Ryan, Dr. Barrett Bready, Mr. Robert Azar and Mr. Bill Parsons.

Also present were Mr. Michael Walker, as staff assigned by the Rhode Island Economic Development Corporation, Mr. Charles F. Rogers of Edwards Wildman Palmer LLP, legal counsel to the District, and Mr. Ruben Flores-Marzan, the new Providence Director of Planning.

Chairperson Kane called the meeting to order at 5:05 PM.

1. APPROVAL OF THE MINUTES OF THE MEETING HELD ON JANUARY 14, 2013

Chairperson Kane stated that the Public Session minutes and the Executive Session minutes from the meeting of January 29, 2013 have been distributed to the Commissioners, and asked if there were any comments or corrections.

Upon motion duly made by Mr. Kelly and seconded by Ms. Hunger, the following vote was adopted:

VOTED: To approve the Public Session and Executive Session minutes of the meeting held on January 29, 2013.

Voting in favor of the foregoing were: Chairperson Kane, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, Dr. Bready and Mr. Van Leesten.

Voting against the foregoing were: None.

2. UPDATE ON EXECUTIVE DIRECTOR SEARCH PROCESS

Chairperson Kane gave an update on the status of the search. He said that four candidates had been identified, and that there might also be a fifth candidate. Chairperson Kane said that the Commission would schedule times to interview the candidates, and there was a discussion about whether to meet all candidates in one session or two. It was tentatively

decided to interview all on the afternoon of March 4, 2013, and Chairperson Kane asked the Commissioners to block out that time on their schedules. There was discussion about how the interviews would be structured, and Chairperson Kane said he would ask Levin & Co., the firm hired to conduct the search, to come up with some standard questions to be asked of all of the candidates.

Mr. Kane then introduced Ruben Flores-Marzan, who joined the City of Providence as its Director of Planning today.

3. PUBLIC ART STATUS UPDATE

Chairperson Kane then gave a brief update on the process of commissioning a work of public art for the park. He noted that Ms. Johnson has prepared a memo to outline the process of identifying an artist and commissioning a work to be placed in the park. Chairperson Kane said that he would review the memo and circulate a copy to the Commissioners. There was a brief discussion of the general process of commissioning a work of art. Chairperson Kane noted that the process will need to comply with public procurement requirements.

4. EXECUTIVE SESSION FOR INFORMATIONAL PRESENTATION BY CARPIONATO PROPERTIES

Chairperson Kane noted that, pursuant to the notice of the meeting, the Commission would go into Executive Session in order to hear an informational presentation by Carpionato Properties. Chairperson Kane noted that this item was being taken out of the order shown on the notice for the meeting in order to accommodate the number of people included in the Carpionato presentation.

Accordingly, upon motion duly made by Dr. Bready and seconded by Ms. Johnson, the following vote was adopted:

VOTED: To go into Closed Session, pursuant to the Open Meetings Act, Rhode Island General Laws Section 42-46-5(a) (the Open Meetings Law), in order to hear an informational presentation by Carpionato Properties.

Voting in favor of the foregoing were: Chairperson Kane, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, Dr. Bready and Mr. Van Leesten.

Voting against the foregoing were: None.

Members of the public were then asked to leave the boardroom for the Closed Session, and members of the Commission and staff entered into Closed Session at 5:15 PM. Because his law firm provides services to Carpionato Properties, Mr. Ryan recused himself from the Closed Session and left the room.

The Public Session was reconvened at 6:15 PM, and Mr. Ryan rejoined the meeting.

Chairman Kane reported that the discussion during the Closed Session was confined to discussion regarding an informational presentation by Carpionato Properties, and that no votes were taken. Additionally, the Commission voted to end the Closed Session, maintain the Closed Session records and reconvene the Public Session.

Upon motion duly made and seconded, the following vote was adopted:

VOTED: That pursuant to Rhode Island General Laws Section 42-46-4, Section 42-46-5 and Section 42-46-7, the Open Meetings Act, the minutes of the Closed Session shall not be made available to the public, except as to the portions of such minutes as the Commission ratifies and reports in Public Session of this meeting.

Voting in favor of the foregoing were: Chairperson Kane, Ms. Hunger, Ms. Johnson, Mr. Kelly, Mr. Ryan, Dr. Bready and Mr. Van Leesten.

Voting against the foregoing were: None.

5. LEGAL ACTIVITIES UPDATE

Chairperson Kane briefly reviewed the status of the real estate acquisition and bond closings, and noted there were various delays in the process. He also noted that Karen Grande of Edwards Wildman Palmer LLP is working on a memo outlining the provisions of the bond documents. Chairperson Kane also noted that additional legal initiatives would include an employment contract for the executive director, regulatory and permitting processes for projects to be undertaken in the I-195 District and employee benefit policies.

6. MARKET PERSPECTIVE AND PLANNING ACTIVITIES

Chairperson Kane distributed a draft of a proposed scope of work to be used to solicit proposals from third-party consultants to prepare a report to advise the Commission how to best market the I-195 parcels, including regulatory requirements, site analysis, market demand and sales approach. There was discussion of the draft proposed scope of work. Dr. Bready said that while the draft looks good, it has a land development slant, and he suggested that it be revised to focus more on economic development; *i.e.*, how can the surplus I-195 property maximize the long-term economic benefit to the City and the State? There was agreement that the draft should be revised accordingly.

A question was raised as to the cost of such a report, and Chairperson Kane said there was a budget of \$100,000. There was also discussion of how the Station District in Warwick was marketing that project. Mr. Parsons said that EDC had commissioned a marketing brochure for the Station District, and that he would obtain a copy of the RFP for the Commissioners.

It was suggested that a subcommittee be formed to revise the scope of work as discussed and to supervise the process. It was agreed that the committee would consist of Chairperson Kane and Messrs. Parsons and Ryan. It was noted that public bidding requirements will apply.

Chairperson Kane noted that the next meeting of the Commission will be on March 4, 2013.

There being no further business in Public Session, upon motion duly made and seconded, the meeting was adjourned at 6:45 PM.

A handwritten signature in black ink, appearing to be 'CK' with a long horizontal stroke extending to the right.

Colin Kane
Chairperson

I-195 REDEVELOPMENT DISTRICT COMMISSION
PUBLIC NOTICE OF MEETING

A meeting of the I-195 Redevelopment District Commission will be held at **Rhode Island Economic Development Corporation, 315 Iron Horse Way, Providence, Rhode Island**, on **MONDAY, FEBRUARY 11, 2013**, beginning at **5:00 p.m.**, for the following purposes:

I. PUBLIC SESSION

Call to Order: The Chairperson

1. Welcome by Chairperson: Chairperson Colin Kane.
2. To approve the public session minutes of the meeting held on January 29, 2013. (Tab 1.)
3. Update on Executive Director Search Process.
4. Public Art Status Update.
5. Market Perspective and Planning Activities.
6. Legal Activities Discussion (development of District regulations and internal procedures).

II. EXECUTIVE SESSION

To consider and act upon such matters as may be considered at a meeting closed to the public pursuant to the Open Meetings Law, specifically matters permitted to be so considered under subsection (5) (disposition of public property) of Rhode Island General Laws, Section 42-46-5(a) (the Open Meetings Law).

7. Informational Presentation by Carpionato Properties.

III. PUBLIC SESSION

8. Chairman's Report/Agenda for March 4, 2013 Meeting.
9. Vote to Adjourn.